



महाराष्ट्र शासन राजपत्र

असाधारण

प्राधिकृत प्रकाशन

वर्ष ५, अंक १५]

बुधवार, मार्च ६, २०१९/फाल्गुन १५, शके १९४०

[पृष्ठे १२, किंमत : रुपये १८.००

स्वतंत्र संकलन म्हणून फाईल करण्यासाठी प्रत्येक विभागाच्या पुरवणीला वेगळे पृष्ठ क्रमांक दिले आहेत.

भाग एक-अ—नागपूर विभागीय पुरवणी

(भाग चार-ब मध्ये प्रसिद्ध करण्यात आलेले आहेत त्यांव्यतिरिक्त) केवळ नागपूर विभागाशी संबंधित असलेले महाराष्ट्र जिल्हा परिषदा व पंचायत समित्या, ग्रामपंचायती, नगरपालिका बरो, जिल्हा नगरपालिका, प्राथमिक शिक्षण व स्थानिक निधी लेखापरीक्षा अधिनियम या अन्वये काढण्यात आलेले आदेश व अधिसूचना.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. ४०.

आयुक्त, महानगरपालिका, यांजकडून

महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ नुसार फेरबदल

क्र. मनपाना-नरवि-१९४०-२०१९.—

ज्याअर्थी, नागपूर शहराची सुधारीत विकास योजना महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३१(१) अन्वये शासन, अधिसूचना नगर विकास विभाग क्र. टिपीएस-२४९६-२६४३-प्र.क्र. ३००(अ)-९७-नवि-९, दिनांक ०७ जानेवारी २००० अन्वये भागशः मंजूर झाली असून ती दिनांक ०१ मार्च २००० पासून अंमलात आली आहे. तसेच वगळलेल्या भागाची विकास योजना शासन अधिसूचना, नगर विकास विभाग क्र. टिपीएस-२४००-१६२८-सी.आर.-२००-२०००-नवि-९, दिनांक १०-०९-२००१ अन्वये मंजूर झाली असून ती दिनांक २१-०९-२००१ पासून अंमलात आलेली आहे. तसेच शासनाचे नगर विकास विभागाचे अधिसूचना क्र. टिपीएस-२४०१-८८५-प्र.क्र.-७६-नवि-९, दिनांक २७ फेब्रुवारी २००२ अन्वये नागपूर सुधार प्रत्यासच्या क्षेत्रांतर्गत सात योजनांचे क्षेत्र वगळून उर्वरीत नागपूर शहराकरीता नागपूर महानगरपालिकेला नियोजन प्राधिकरण म्हणून घोषित केलेले आहे. तसेच नागपूर शहराकरीता विकास नियंत्रण नियमावली शासनाने अधिसूचना क्र. टिपीएस-२४००-१६८४-प्र.क्र.-१९५२-२०००-नवि-९, दिनांक ३१-०३-२००१ अन्वये मंजूर केलेली असून उक्त विकास नियंत्रण नियमावली दिनांक ०९-०४-२००१ पासून अंमलात आलेली आहे;

ज्याअर्थी, विकास योजना नागपूर मौजा-सोमलवाडा, खामला, भामटी, परसोडी, जयताळा व टाकळी सिम, डिफेन्स रेल्वे लाईन खालील जमीन वापर वगळून वाणिज्य विभागात समाविष्ट करण्याबाबतचा फेरबदल प्रस्ताव महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७(२) अन्वये शासन निर्णय क्र. टिपीएस-२४०८-८४८-प्र.क्र. ३-नवि-९, दिनांक २७-०८-२०१० अन्वये मंजूर करून डिफेन्स रेल्वे लाईन हा वापर वगळून त्याखालील क्षेत्र वाणिज्य विभागात समाविष्ट करण्यात आलेला आहे.

त्याअर्थी, सदर जागेवर महानगरपालिका ऑरेंज सिटी स्ट्रीट स्किम राबविणार आहे. सदर अभिन्यासातील भूखंडास दोन्ही बाजूचे रस्ते असून हॉटेल रेडिसन ब्युपासून जाणारा २४.०० मी. रुंद रस्ता व मागील रस्ता १२.०० मी. रुंदीचा पोच रस्ता उपलब्ध होतो. सदर जागा पट्टीका स्वरूपाची असल्याने व या अभिन्यासातील भूखंडावर वाणिज्य, हॉस्पिटल व रहिवास व इतर वापराची बांधकामे महानगरपालिकेस करावयाची असल्याने नागपूर शहराकरीता मंजूर विकास नियंत्रण नियमावलीमधील समास अंतरे उंची मजले इत्यादी बाबींमध्ये प्रस्तावित मिश्र वापराच्या संबंधीत इमारतीचे नियोजन उक्त अभिन्यासातील पट्टीका स्वरूपातील भूखंडावर करणे अडचणीचे होत असल्याने या सर्व बाबींचा विचार करता महाराष्ट्र प्रादेशिक व नगर रचना अधिनियम, १९६६ चे कलम ३७ अन्वये ऑरेंज सिटी स्ट्रीट स्कीम प्रकल्पाकरिता विशेष नियमावली तयार करून मंजूर विकास नियंत्रण नियमावलीमध्ये समाविष्ट करणेकामी खालीलप्रमाणे फेरबदल करण्याचे ठरविलेले आहे व यासाठी नागपूर महानगरपालिकेने ठराव क्र. ३२७, दिनांक २९-०१-२०१९ नुसार उपरोक्त फेरबदलाची कार्यवाही करण्यास मंजुरी प्रदान केली आहे.

SCHEDULE-A

Definition : Regulation No. 2 of Principal DCR shall have following additional definition.

(2.5.3) Arcade—means a series of arches supported on Piers or Columns, Arcade is a part of a building with an arched or covered passage generally used for an establishment, public area. Arcade width having roof on top for pedestrian movement.

SCHEDULE-B

Regulation No. 41

Special Regulation for Development of Buildings falling within Orange City Street Scheme. Development of building falling within Orange City Street Scheme shall be governed by the Special Regulations mentioned in *Appendix-X*

APPENDIX-X

Regulation No. 41

Special Regulation for Development of Buildings falling within Orange City Street Scheme.

1. Definitions :**(i) Orange City Street Scheme—**

It is the area falling within Orange City Street Scheme (Nagpur Municipal Corporation Project) *Mauja-Somalwada, Khamla, Bhamti, Parsodi, Jaitala & Takli Seem* (Admeasuring about 31.92 Ha.)

(ii) Base permissible FSI—

It is the FSI that is otherwise permissible on any land with respect to commercial zone as per the sanctioned Development Plan and the relevant provision of the Principal DCR excluding TDR and the premium FSI.

(iii) Floating FSI—

It is the FSI the permissible on any plot of Orange City Street Scheme as per Principal DCR/NMRC (Regulation No. 40) (Appendix-W), unused FSI of anyone plot, which unused FSI can be utilised any other plot/plots of Orange City Street Scheme lay-out.

(iv) Principal DCR—

DCR sanctioned by Government of Maharashtra for Nagpur city *vide* Notification No. TPS-2400-1684-CR-192-2000-UD-9, dated 31st March 2001 and as amended from time to time.

2. Permissible Mixed use in Orange City Street Scheme :

Mixed use shall be permissible on all plots in the form of residential, commercial, institutional, educational, offices, IT buildings, Assembly Halls Wholesale establishment users fronting on road width of 12 Mt. and above. FSI shall be permissible as per the principal DCR and as per (Regulation No. 40) (Appendix-W), plots falling within NMRC.

3. Marginal Spaces :**(i) Front Margin—**

Front margin shall be allowed 6.0 Mt. from 24 Mt. wide road fronting street.

(ii) Side and Rear Margins—

TABLE No. 1

Sr. No.	Building Height	Side and Rear Margins	Remarks
(1)	(2)	(3)	(4)
a	15.0 Mt. and below	H/4	Minimum 3.0 Mt for Residential Minimum 4.5 Mt for Commercial Minimum 6.0 Mt for Special Building
b	Above 15.0 Mt. and up to 24.00 Mt.	H/5	Minimum 4.5 Mt for Residential and Commercial Minimum 6.0 M for Special Building
c	Above 24.00 Mt.	H/5	Minimum 6.0 Mt.

4. Distance between two buildings :-

Distance between two buildings shall be allowed minimum 6.0 Mt.

5. Front Arcade :-

Front arcade shall be allowed on 24.0 Mt. wide road in front margin up to 4.5 Mt. width having roof on top for pedestrain movement.

6. Floating FSI :-

Floating FSI shall be allowed in Orange City Street Scheme. If unused FSI of any one plot which unused FSI shall be utilised any other plot/plots of Orange City Street Scheme lay-out due to height restriction as per civil Aviation Authority.

7. Mix users :-

In mix users shall be allowed on all plots with Residential, Commercial, Institutional, educational, mercantile, office, IT Building, Assembly Building, Wholesale establishment users, Fronting on the road width of 12.0 m. and above, FSI permissible as per the Principal DCR and plots falling within NMRC limit shall be permissible as per the special Regulation mentioned in *Appendex 'W'*.

8. Basement :-

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed setback/required front open space/required front margin and prescribed building lines.

- (a) Storage of household or other goods or ordinanity non-combustible material.
- (b) strong Room, Bank lockers, safe deposit Volts etc.
- (c) Air conditioning equipments and other machines used for services and utilities of the building.
- (d) Parking spaces.
- (e) D.G. set room, meter room and Electric Substation (Which will confirm to required safely requirements.)
- (f) Effluent Treatment Plant, Suction Tank, Pump Room.
- (g) Users strictly ancillary to the principal user.

Provided that the users mentioned (a) and (b) above shall be permitted in the 1st basement only subject to following condition;

- (i) All requirements regarding access, safety (including fire safety) ventilations/mechanical ventilation etc. shall be complied with
- (ii) All the planning standards (Particularly as regarding parking) should be strictly adhered to. The basemet shall not used for residential or any habitable purpose and industrial or hazardous use.
- (iii) Basement shall not be counted in FSI.

Provided That :-

- (i) If the basement is proposed flushing to average surrounded ground level, then such basement can be extended in side and rear margins upto 3.0 m. from plot boundary.
- (ii) Multilevel basement may be permitted if the basement is used for parking. The ramps of minimum 3.0 m. width for entry and exit of vehicles separately shall be provided. In case of bona-fide hardship the Commissioner Municipal Corporation may allow one ramp with not less than 6.00 m. in width.
- (iii) If the basement is proposed to be constructed below podium then the marginal distance shall be that of podium.

The basement shall have all requirements :-

- (i) Every basement shall be in every part at least 2.4 m. in height from the floor to the underside of the roof slab or ceiling soffit of beam;

- (ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or air conditioning systems, etc.;
- (iii) The minimum height of the ceiling of any basement shall be 0.9 m. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basement. In such cases, basement may also be allowed flushing to the average ground level.
- (iv) Adequate arrangements shall be made so as to ensure that surface drainage does not enter the basement.
- (v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and;
- (vi) The access to the basement shall be separate from the main alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line.

9. Height of Habitable Room :-

The minimum and maximum height of a habitable room shall be given in Table No. 2 hereunder,

TABLE No. 2

Height of Habitable Rooms

Sr. No. (1)	Occupancy (2)	Minimum height (m.) (3)	Maximum Height (m.) (4)
1	Flat Roof -		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in LIG Housing	2.6	4.2
	(c) Air-conditioned habitable room	2.4	4.2
	(d) Assembly Hall, Residential Hotels of 3 star category and above, institutional, Educational Industrial, Hazardous or storage occupancies, Departmental Stores, Malls IT Buildings, Office Building, Entrance Halls and Lobbies to department stores and assembly halls.	3.6	4.2 Subject to written permission of the Hon'ble Municipal Corporation Commissioner greater height may be permitted
	(e) shops	3.0	4.2
2.	Pitched roof -		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in EWS/LIG Housing	2.6 (Average with 2.0 m. at the lowest point)	4.2 (Average with 3.2 m. at the lowest point)

Provided That :-

- (i) The minimum head-way under any beam shall be 2.4 m.
- (ii) In all occupancies, except those included in serial No. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 per cent of the relevant floor area.

10. Podium :-

Podium for parking of the vehicle may be permitted with following requirements/conditions.

- (i) Every podium shall be in every park at least 2.4 m. in height from the floor to the soffit of beam.
- (j) podium shall not be provided in front setback space.
- (k) podium shall only be used for parking and it shall be designed to take load of fire engine.
- (l) podium shall be permissible for plot having 1500 sq. m. and above and may be in multilevel.
- (m) podium shall be permissible joining two or more buildings or wings of buildings.
- (n) podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from atleast one side.
- (o) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- (p) No required recreational open space is allowed on Podium.

11. Interior Chowk and Exterior Chowk :-

(a) **Interior Chowk**— Wherever habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3m. upto height of 16 m. and for height more than 16 m. the interior open space shall be less than $H/5$ m. x $H/5$ m. where H= height of highest wall of the chowk.

(b) **Exterior Chowk**— The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4 m. and depth shall not exceed 1.5 times the width for buildings upto 16 m. height and for height more than 16 m. the exterior open space shall not be less than $H/6$ m. x $H/6$ m. where H=height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, Where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft, as given in Table No. 3.

12. Lighting and Ventilation of Room :-**(i) Adequacy and manner of provision—**

1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than $1/10^{\text{th}}$ of floor area.
2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision proportionate increase in the opening.
3. Where, the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part VIII-Building Services Section, Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

(ii) Ventilation Shaft— For ventilating the space for water closets and bathrooms, if not opening on from, side, rear and interior open spaces, these shall open on the ventilation shaft, the size of which shall not be less than the values given below—

TABLE No. 3

Sr. No.	Height of Building in m.	Cross-Section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

(iii) Artificial Lighting and Mechanical Ventilation— Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provision of Part 8, Building Services-Section 1, Lighting and Ventilation, National Building Code of India, 2005.

(iv) In any residential hotel where toilets are provided with a mechanical ventilation system the size of the ventilation shaft prescribed in these Regulation stand relaxed.

13. Parking :-

(1) Parking shall be provided as per NMRC and Principal DCR, accordingly.

(a) For calculation of marginal distances the height of the parking floors (Maximum two floors above Ground Level) shall not be taken in account, However height of such parking floor will be counted towards the total height of the building for deciding the building as high rise building and for Civil aviation purpose.

(b) Car Lift/mechanical parking shall be permissible.

14. In Specific cases where a clearly demonstrable hardship is caused the Hon'ble Municipal Commissioner may relax as per regulation No. 6.5.2.3 of Principal DCR.

The provision of Principal DCR shall be applicable except provisions of these Special regulations, However in case of any conflict between these special regulations and any other Regulations of Principal DCR, the special regulations shall prevail for the Orange City Street Scheme.

त्याअर्थी, उपरोक्त फेरबदल दर्शविणारी ऑरेंज सिटी स्ट्रीट स्कीम प्रकल्पाकरीता विशेष नियमावली नागपूर महानगरपालिकेच्या नगर रचना विभाग, श्री. छत्रपती शिवाजी महाराज प्रशासकीय इमारत, बी. व सी विंग, तिसरा माळा, महानगरपालिका मार्ग, सिव्हील लाईन्स, नागपूर-४४०००९ या कार्यालयात कामकाजाचे सर्व दिवशी कार्यालयीन कामकाजाचे वेळेत जनतेच्या निरीक्षणासाठी खुला ठेवण्यात आली आहे. तरी नागरिकांना सुचित करण्यात येते की, ही सूचना प्रकाशीत झाल्याचे तारखेपासून एक महिन्याचे कालावधीत मंजूर विकास नियंत्रण नियमावलीतील उपरोक्त फेरबदलाच्या संबंधात ज्या सुचना किंवा हरकती महानगरपालिकेकडे प्राप्त होतील त्यावर महानगरपालिकेकडून सुनावणी देण्यात येईल. तदनंतर फेरबदलाचा प्रस्तुत प्रस्ताव शासनाकडे मंजुरीसाठी सादर करण्यात येईल.

नागपूर :
दिनांक ५ मार्च २०१९.

अभिजीत बांगर,
आयुक्त,
नागपूर महानगरपालिका, नागपूर.

भाग १-अ (असा.) (ना. वि. पु.) म. शा. रा., अ. क्र. ४९.

BY COMMISSIONER, MUNICIPAL CORPORATION

Modification under Section 37 of Maharashtra Regional and Town Planning Act, 1966.

No. NMC-TPD-1940-2019.—

Whereas, the Revised Development Plan of Nagpur City prepared under the provisions of Maharashtra Regional and Town Planning Act 1966, Section 31(I) has been partially sanctioned by the Govt. *vide* Urban Development Department Notification No. TPS-2496-2643-CR-300(a)-97-UD-9, dated 7th January 2000 and came into force from 1st March 2000. Excluded part of Development Plan has been sanctioned *vide* Government Notification No. TPS-2400-1628-CR-200-2000-UD-9, dated 10th September 2001 and came into force from dated 21st September 2001. Also Nagpur Municipal Corporation has been declared as the 'Planning Authority' for Nagpur City except the areas covered under Seven Schemes *vide* Govt. Notification No. TPS-2401-855-CR-76-UD-9, dated 27th February 2002. The Development Control Rules for the area within Jurisdiction of Nagpur Municipal Corporation have been sanctioned by Government *vide* Urban Development Department's Notification No. TPS-2400-1684-CR-1952-2000-UD-9, dated 31-03-2001 and have come into force with effect from the 9th April 2001.

Whereas, the land use of Defence Railway line in Mouza Somalwada, Khamla, Bhamti, Parsodi, Jaitala & Takli seem is converted into commercial use according to under Section 37(2) of Maharashtra Regional and Town Planning Act, 1966 by the Government Notification No. TPS-2408-848-C.R. 3-UD-9, dated 27-08-2010.

Now, the Nagpur Municipal Corporation proposed to develop the said land for 'Orange City Street Scheme Project' The said land have two approach roads *i.e.* 24.00 m. wide D. P. Road on North side and 12.00 m. wide road on South side. Also the land available is short in width comparing to length of land and Nagpur Municipal Corporation is proposed to construct the Residential, Commercial and Hospital & other Buildings on this land. According to the sanctioned development control regulations many problems arises regarding front margins, height & floors in the planning of buildings for above said purposes. So to proposed the new regulations for Orange City Street Scheme to incorporate in the sanctioned D.C.R. of Nagpur City under Section 37 of Maharashtra Regional and Town Planning Act, 1966. According to this NMC General Body passed the Resolution No. 327, dated 29-01-2019. As per above Resolution, the modification of new special regulation for Orange City Street Scheme is as Follows.—

SCHEDULE-B

Regulation No. 41

Special Regulation for Development of Buildings falling within Orange City Street Scheme.

Development of building falling within Orange City Street Scheme shall be governed by the Special Regulations mentioned in *Appendix-X*

APPENDIX-X

(Regulation No. 41)

Special Regulation for Development of Buildings falling within Orange City Street Scheme.

1. Definitions

(i) Orange City Street Scheme

It is the area falling within Orange City Street Scheme (Nagpur Municipal Corporation Project) Mouja Somalwada, Khamla, Bhamti, Parsodi, Jaitala & Takli seem (Admeasuring about 31.92 Ha.)

(ii) Base permissible FSI

It is the FSI that is otherwise permissible on any land with respect to commercial zone as per the sanctioned Development Plan and the relevant provision of the Principal DCR excluding TDR and the premium FSI.

(iii) Floating FSI

It is the FSI the permissible on any plot of Orange City Street Scheme as per Principal DCR/NMRC (Regulation No. 40) (Appendix-W), unused FSI of anyone plot, which unused FSI can be utilised any other plot/plots of Orange City Street Scheme layout.

(iv) Principal DCR

DCR sanctioned by Government of Maharashtra for Nagpur city *vide* Notification No. TPS-2400-1684-CR-192-2000-UD-9, dated 31st March 2001 and as amended from time to time.

2. Permissible Mixed use in Orange City Street Scheme

Mixed use shall be permissible on all plots in the form of residential, commercial, institutional, educational, offices, IT buildings, Assembly Halls, Wholesale establishment users. Fronting on road width of 12 Mt. and above FSI shall be permissible as per the principal DCR and as per (Regulation No. 40) (Appendix-W), plots falling within NMRC.

3. Marginal Spaces**(i) Front Margin**

Front margin shall be allowed 6.0 Mt. from 24 Mt. wide road fronting street.

(ii) Side and Rear Margins

TABLE No. 1

Sr. No.	Building Height	Side and Rear Margins	Remarks
a	15.0 Mt. and below	H/4	Minimum 3.0 Mt. for Residential Minimum 4.5 Mt. for Commercial Minimum 6.0 Mt. for Special Building
b	above 15.0 Mt. and up to 24.00 Mt.	H/5	Minimum 4.5 Mt. for Residential and Commercial Minimum 6.0 Mt. for Special Building
c	Above 24.00 Mt.	H/5	Minimum 6.0 Mt.

4. Distance between two buildings

Distance between two buildings shall be allowed minimum 6.0Mt.

5. Front Arcade

Front arcade shall be allowed on 24.0 Mt. wide road in front margin up to 4.5 Mt. width having roof on top for pedestrian movement.

6. Floating FSI

Floating FSI shall be allowed in Orange City Street Scheme. If unused FSI of any one plot which unused FSI shall be utilised any other plot/plots of Orange City Street Scheme layout due to height restriction as per Civil Aviation Authority.

7. Mix users—

In mix users shall be allowed on all plots with Residential, Commercial, Institutional, Educational Mercantile, Office, IT Building, Assembly Building, Wholesale establishment users. Fronting on the road width of 12.0 Mtr. and above. FSI permissible as per the Principal DCR and plot falling within NMRC limit shall be permissible as per the special Regulation mentioned in Appendix 'W'.

8. Basement—

One or more basements may be permissible for following uses and shall be constructed after leaving the prescribed setback/required front open space/required front margin and prescribed building lines.

- (a) Storage of household or other goods or ordinary non combustible material.
- (b) Strong Room, Bank lockers, Safe deposit Volts *etc.*
- (c) Air conditioning equipments and other machines used for services and utilities of the building.
- (d) parking spaces.
- (e) D.G. set room, Meter room and Electric Sub-station (Which will confirm to required safety requirements.)
- (f) Effluent Treatment Plant, Suction Tank, Pump Room.
- (g) Users strictly ancillary to the principal user.

Provided that, the users mentioned (a) and (b) above shall be permitted in the 1st basement only subject to following conditions.—

- (i) All requirements regarding access, safety (including fire safety) ventilations/mechanical ventilation *etc.* shall be complied with ;
- (ii) All the planning standards (Particularly as regarding parking) should be strictly adhered to. The basement shall not used for residential or any habitable purpose and industrial or hazardous use ;
- (iii) Basement shall not be counted in FSI.

Provided that—

- (i) If the basement is proposed flusing to average surrounded ground level, then such basement can be extended in side and rear margins upto 3.0 M. from plot boundary;
- (ii) Multilevel basement may be permitted if the basement is used for parking. The ramps of minimum 3.0 M. width for entry and exit of vehicles separately shall be provided. In case of bonafide hardship the Commissioner Municipal Corporation may allow only one ramp with not less than 6.00 M. in width;
- (iii) If the basement is proposed to be constructed below podium then the marginal distances shall be as that of podium.

The basement shall have all requirements :—

- (i) Every basement shall be in every part at least 2.4 M. in height from the floor to the underside of the roof slab or ceiling soffit of beam;

- (ii) Adequate ventilation shall be provided for the basement with a ventilation area not less than 2.5% of the area of the basement. The standard of ventilation shall be the same as required by the particular occupancy according to these regulations. Any deficiency may be met by providing adequate mechanical ventilation in the form of blowers, exhaust fans or airconditioning systems, etc.;
- (iii) The minimum height of the ceiling of any basement shall be 0.9 M. and the maximum shall be 1.2 m. above the average surrounding ground level. However it does not apply to the mechanically ventilated basements. In such cases, basement may also be allowed flushing to the average ground level ;
- (iv) Adequate arrangement shall be made so as to ensure that surface drainage does not enter the basement ;
- (v) The walls and floors of the basements shall be water-tight and be so designed that the effect of the surrounding solid soil and moisture, if any, is taken into account in design and adequate damp proofing treatment is given and ;
- (vi) The access to the basement shall be separate from the main and alternate staircase providing access and exit from higher floors. Where the staircase is continuous the same shall be enclosed type serving as a fire separation from the basement floor and higher floors. Open ramps shall be permitted if they are constructed within the building line.

9. Height of Habitable Room—

The minimum and maximum height of a habitable room shall be given in Table No. 2 hereunder.—

TABLE No. 2

Hight of Habitable Rooms			
No.	Occupancy	Minimum height (m)	Maximum Hight (m)
(1)	(2)	(3)	(4)
1	Flat Roof—		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in LIG Housing	2.6	4.2
	(c) Air-Conditioned habitable room	2.4	4.2
	(d) Assembly Hall, Residential Hotels of 3 star category and above, Institutional, Educational, Industrial, Hazardous or storage occupancies, Departmental Stores, Malls, IT Buildings, Office Building, Entrance Hall and Lobbies to Department stores and assembly halls.	3.6	4.2 Subject to written permission of the Hon'ble Municipal Corporation Commissioner greater hight may be permitted.
	(e) Shops	3.0	4.2
2	Patched Roof—		
	(a) Any habitable room	2.75	4.2
	(b) Habitable room in EWS/LIG Housing.	2.6 (Average with 2.0 m. at the lowest point)	4.2 (Average with 3.2 m. at the lowest point)

Provided that :—

- (i) The minimum head-way under any beam shall be 2.4 m.
- (ii) In all occupancies, except those included in serial No. 1 (d) in the Table above, any height in excess of 4.2 m. shall be deemed to have consumed additional FSI of 50 percent of the relevant floor area.

10. Podium :—

Podium for parking of the vehicle may be permitted with following requirement/conditions.—

- (a) Every podium shall be in every park atleast 2.4 m. in height from the floor to the soffit of beam.
- (b) Podium shall not be provided in front setback space.
- (c) Podium shall only be used for parking and it shall be designed to take load of fire engine.
- (d) Podium shall be permissible for plot having 1500 sq. m. and above and may be in multilevel.
- (e) Podium shall be permissible joining two or more buildings or wings of buildings.
- (f) Podium shall be allowed at a distance of 4.50 m. from the plot boundary with minimum 6.00 meter from atleast one side.
- (g) The consent from the Chief Fire Officer shall be necessary before permitting the aforesaid podium.
- (h) No required Recreational Open Space is allowed on Podium.

11. Interior Chowk and Exterior Chowk :—

(a) **Interior Chowk**—Wherever, habitable rooms or kitchen derives ventilation from inner chowk or interior open space, the size of such interior open space shall not be less than 3 m. x 3 m. upto height of 16 m. and for height more than 16 m., the interior open space shall be less than $H/5m. \times H/5m.$ where H=height of highest wall of the chowk.

(b) **Exterior Chowk**—The minimum width of the exterior chowk for the purpose of light and ventilation, shall not be less than 2.4m. and depth shall not exceed 1.5 times the width for buildings upto 16 m. height and for height more than 16 m. the exterior open space shall not be less than $H/6 m. \times H/6 m.$ where H=height of highest wall of the chowk. If the width of the exterior chowk is less than 2.4 m. it shall be treated as a notch.

Provided that, where only water closet, bathroom, combined bathroom and water closet abutting on the interior open space, the size of the interior open space shall be in line with the provision for ventilation shaft, as given in Table No. 3.

12. Lighting & Ventilation of Room :—

(i) Adequacy and manner of provision—

1. The minimum aggregate area of opening of habitable rooms and kitchens excluding doors shall be not less than 1/10th of floor area.
2. No portion of a room shall be assumed to be lighted if it is more than 7.5 m. from the opening assumed for lighting/ventilation of the portion, provided additional depth of living room beyond 7.5 m. may be permitted subject to provision of proportionate increase in the opening.
3. Where, the lighting and ventilation requirements are not met through day lighting and natural ventilation, the same shall be ensured through artificial lighting and mechanical ventilation as per latest version of Part-VIII-Building Services Section Lighting and Ventilation of National Building Code of India published by the Bureau of Indian Standards. In the case of special types of buildings requiring artificial lighting and air-conditioning for special types of manufacturing or other process the requirements about natural day lighting and ventilation may be relaxed.

(ii) **Ventilation Shaft**—For ventilating the spaces for water closets & bathrooms, if not opening on front, side, rear & interior open spaces, these shall open on the ventilation shaft, the size of

which shall not be less than the values given below :

TABLE No. 3

Sr. No.	Height of Buildings in m.	Cross-section of Ventilation shaft in sq. m.	Minimum one dimension of the shaft in m.
(1)	(2)	(3)	(4)
1	Upto 10	1.2	0.9
2	Upto 12	2.4	1.2
3	Upto 18	4.0	1.5
4	Upto 24	5.4	1.8
5	Upto 30	8.0	2.4
6	Above 30	9.0	3.0

(iii) Artificial Lighting and Mechanical Ventilation—Where lighting and ventilation requirements are not met through day-lighting and natural ventilation, they shall be ensured through artificial lighting and ventilation in accordance with the provision of Part 8, Building Services-Section 1, Lighting and Ventilation, National Building Code of India, 2005.

(iv) In any residential Hotel where toilets are provided with a mechanical ventilation system the size of the ventilation shaft prescribed in these Regulation stand relaxed.

13. Parking :—

Parking Shall be provided as per NMRC and Principal DCR, accordingly.

(a) For calculation of marginal distances the height of the parking floors (Maximum two floors above Ground Level) shall not be taken in account, However height of such parking floor will be counted towards the total height of the building for deciding the building as high rise building and for Civil Aviation purpose.

(b) Car Lift/Mechanical parking shall be permissible.

14. In Specific cases where a clearly demonstrable hardship is caused the Hon'ble Municipal Commissioner may relax as per regulation No. 6.5.2.3 of Principal DCR.

The Provision of Principal DCR shall be applicable except express provisions of these Special regulations, However in case of any conflict between these special regulations and any other Regulations of Principal DCR, the special regulations shall prevail for the Orange City Street Scheme.

Now, the special regulation in the Principal DCR for Orange City Street Scheme is showing the aforesaid modification are kept open at the office of the Town Planning Deptt., Shri. Chhatrapati Shivaji Maharaj, Administrative Building, B & C Wing, 3rd Floor, Civil Lines of Nagapur Municipal Corporation for inspection by public during office hours on all working days. The suggestions and objections which may be received to Municipal Corporation in respect of the said modification to the Development Plan within a period of one month from the date of publication of this notice, will be heard by the Municipal Commissioner before submitting the said modification proposal, to the State Government for sanction.

Nagpur :
Date the 5th March 2019.

ABHIJIT BANGAR,
Commissioner,
Nagpur Municipal Corporation,
Nagpur.